

MEETING MINUTES, PLANNING COMMISSION, AUGUST 14, 2006

Present: Phil Tinkle, Marya Jo Butler, Jerry Ott, Carmen Madsen, Trent Pohlar, Tom McClain, Bettina Settles, Duane O'Neal, Shawna Koons-Davis, City Attorney; Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

New Commission member Bettina Settles was introduced.

PREVIOUS MINUTES

July 10th - Tinkle moved to approve the minutes as presented, seconded by Madsen. Vote for **approval** was unanimous 8-0. **Motion carried.**

Training Session, July 24th - Madsen moved to approve the minutes as presented, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried.**

OLD BUSINESS – PUBLIC HEARINGS

Docket PC2006-038 – Re-Zoning Petition – Kane Property – proposed re-zoning for property located at 85 E. Main St., immediately west of the Greenwood Fire Station. Currently zoned B-1 Business; requesting re-zoning to C-1 Commercial – Petitioners are John & Mary Kane.

Commission member Madsen recused herself from consideration of this petition.

Eric Prine, Attorney; and John Kane, property owner; came forward and were sworn. Mr. Prine presented the rezoning request. His client is asking for rezoning to commercial to allow a more broad spectrum of businesses to locate at this property.

Jeff Madsen, 121 S. Meridian St., Grwd, came forward. He is opposed to the rezoning of this property. He pointed out that all property along this side of the street to the west are currently zoned residential.

O'Neal asked if written commitments were available for consideration this evening. Mr. Prine said they were not but his clients are willing to verbally make commitments this evening. Discussion ensued as to the types of businesses that might locate in this building. O'Neal stated he is uncomfortable sending this on to the Council without specific written commitments being presented for consideration. President Pohlar suggested the petitioner bring back to the Commission a specific list of uses they would like to see permitted at this location.

Ott moved that the petition for a Zone Map Change for the rezoning of 85 East Main Street known as the Kane Property generally located along the south side of Main Street and west of Fire Station No. 1, within the City of Greenwood, Johnson County, Indiana, from B-1 Business – Professional and Office use to C-1 – Commercial – Neighborhood Shopping use, as set forth therein, receive a **favorable** recommendation from this Commission to the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented. Motion died for lack of a second.

O'Neal moved to continue PC2006-038 to August 28, 2006, seconded by Ott. Vote for **approval** for **continuance** was unanimous, 7-0. **Motion carried.**

Madsen resumed her position with the Commission.

Docket PC2006-023 – Primary Plat – Carroll Subdivision – 3-lot subdivision located on the north side of Fry Road, east of SR 135, 4-acre lot zoned R-1 – petitioner and owner is Larry Carroll; Engineer is Northpointe Surveying.

Donna Smithers, Northpointe Surveying; and Larry Carroll, petitioner; came forward and were sworn.

O'Neal asked about the Tech recommendation concerning paving of the driveway to the rear of the property. Smithers stated they will be providing a 24' wide drive but are considering going to the Board of Zoning Appeals to ask for a variance from paving the drive.

Tinkle moved to approve PC2006-023, subject to the recommendations of the Tech Committee being met, seconded by Ott. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2006-022 – Primary Plat – Villages @ Grassy Creek, Sections 10 & 11, zero-lot-line subdivision located on north side of Stop 18, west of Sheek Road, 17.62 acre lot zoned R-3. Petitioner and owner is CP Morgan; Engineer is Projects Plus.

Joe Van Valer, Attorney; Chad Pittman, C.P. Morgan; Jason Smith, C.P. Morgan; David Morgan; Chris Chitwood, Max Cooper, Projects Plus; and several members of the audience were sworn.

Attorney Van Valer gave an overview of the similarities and differences between PC2006-022 & PC2006-043. (lot count (5 less in PC2006-043) and street alignment)

City Attorney Koons-Davis reviewed for members the statutory criteria for consideration of primary plats.

O'Neal moved to table consideration of this petition until later this evening, seconded by Madsen. Vote for **approval** of **tabling** was unanimous, 8-0. **Motion carried.**

NEW BUSINESS – PUBLIC HEARINGS

Docket PC2006-043 – Primary Plat – Villages @ Grassy Creek, Sections 10 & 11, zero-lot-line subdivision located on north side of Stop 18, west of Sheek Road, 17.62 acre lot zoned R-3. Petitioner and owner is CP Morgan; Engineer is Projects Plus.

Joe Van Valer, Attorney; Chad Pittman, C.P. Morgan; Jason Smith, C.P. Morgan; David Morgan; Chris Chitwood, Max Cooper, Projects Plus; and several members of the audience were sworn.

Attorney Van Valer came forward and presented the plat. The turning radius waiver is not needed on this plat, however, the zero lot line waiver will still be needed for some lots.

The floor was then opened for remonstrance. Bruce Armstrong, 1492 Cherry Blossom Ct., Grwd, came forward. He presented zero lot line guidelines. Paul Peterson, 1341 Sugar Maple Dr., Grwd, came forward. He said the meeting held with the petitioners was an impromptu thing. He feels a larger lot development should be built on this property. Vicki Starr, 1005 Fountain Grass Dr., Grwd, came forward next. She asked about making stub streets into through streets. Carolyn Henry, 1017 Fountain Grass Dr., Grwd, spoke about higher quality homes being built in this project. Christa Hartman, 1347 Egret Ln., Grwd spoke also about the quality of homes. Sheila Markum, 1041 Fountain Grass Dr., Grwd, came forward. Russell Fox, 1296 Peterson Ct., Grwd, came forward. He inquired about the existing tree line. Will it be removed?

Attorney Van Valer came forward for rebuttal. As for the tree line remaining, it is his recollection that it is part of the subdivision to the north. He pointed out that the zero lot line ordinance was adopted many years prior to this property being annexed. The stub street is being connected as required by the city's subdivision control ordinance.

Remonstrators then came forward for rebuttal. Armstrong came forward. He said the homeowners asked the petitioner to make the lots conform to the R-3 single family requirements, without being zero lot line.

O'Neal moved to continue PC2006-022 & PC2006-043 to the October 9, 2006, seconded by Ott. Vote for **approval** for a **continuance** was 5 for, 3 against. **Unofficial vote.**

O'Neal moved to continue PC2006-022 & PC2006-043 to the October 23, 2006, seconded by Ott. Vote for **approval** for a **continuance** was unanimous, 8-0. **Motion carried.**

SITE DEVELOPMENT PLANS

ANNOUNCEMENTS/REPORTS

Overlay meeting August 16th @ 6:00 p.m.

Visioning Workshop at the Community Center at 7:00 p.m. this Thursday, August 17th.

Pohlar appointed Bettina Settles to replace Mr. Oxley on the I-65 Overlay Committee.

McClain moved to adjourn, seconded by O'Neal. Meeting was adjourned at 9:00 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President